





PLOT 1, SCHOLAR ROW, SUSSEX STREET,

BEDALE, DL8 2AH

£200,000

FREEHOLD

Now nearing completion, Plot 1 of the Scholars Row development on Sussex Street is conveniently positioned for the Bedale town centre and is one of eight new build homes built by the renowned builder ECS of York. The property is a well proportioned two bedroom semi detached home with a great layout and benefiting from solar panels, gas fired heating systems, off street parking and garden.

NORMAN F.BROWN

Est. 1967

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• NEW HOME • Convenient Location & Position • Town Centre Living • Great Layout & Spacious Accommodation • Contemporary Style • 2 Bedrooms & 1 Bathroom • Off Street Parking & Gardens • Semi Detached Home • Available Early 2027 • Please call 01677 422282 for your personal viewing





The Property

Built by the renowned builders ECS of York, this two bedroom semi detached is one of 8 homes built in a convenient location for town centre living. The home provides a stylish and contemporary interior with a layout perfect for first time buyers or downsizers for an easier lifestyle.

The property opens into an entrance porch where there is space for hanging coats and storing shoes and a useful downstairs W.C. The porch leads into an open plan living area including spaces for a kitchen, dining room and a sitting room which opens out to the rear garden. If purchased in time, the builder will give the option of installing a stud wall partition if a buyer would prefer a separate dining kitchen and sitting room. The kitchens are provided by Howdens and will comprise of a range of wall and base unit cupboards with a worksurface over and a sink with drainer, a 4 ring electric hob with an extractor hood over and an oven under with spaces for a tall fridge freezer, dishwasher and washing machine, which could be included as additional extras.

To the first floor, Bedroom 1 is an excellent double to the front and has a double glazed window, bedroom 2 is a good sized single and has an attractive outlook to the rear over the garden via a double glazed window and also has a boiler cupboard over the stairs providing further storage. The bathroom has a panelled bath, push flush WC, pedestal mounted washbasin, and a step in shower enclosure.

OUTSIDE

Plot one will include a paved seating area overlooking a lawned garden which will be enclosed by a fenced boundary. Plot one is also conveniently positioned for the parking area where there are two tandem parking spaces next to the house.

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – Assumed B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Solar Panels To Front Elevation

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

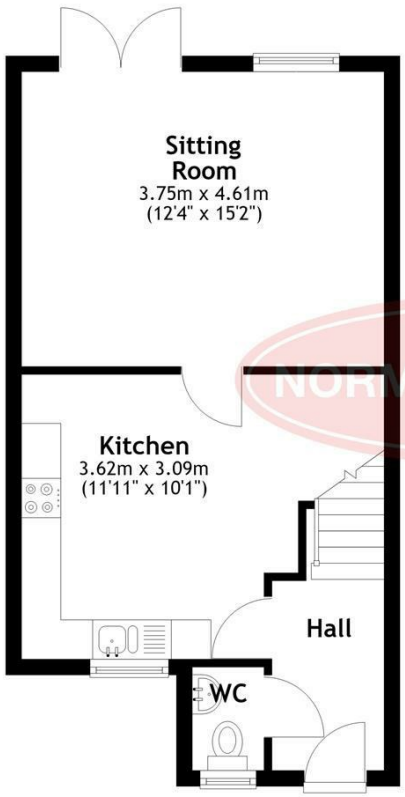
In accordance with The Money Laundering Regulations 2017, we are required by law to:
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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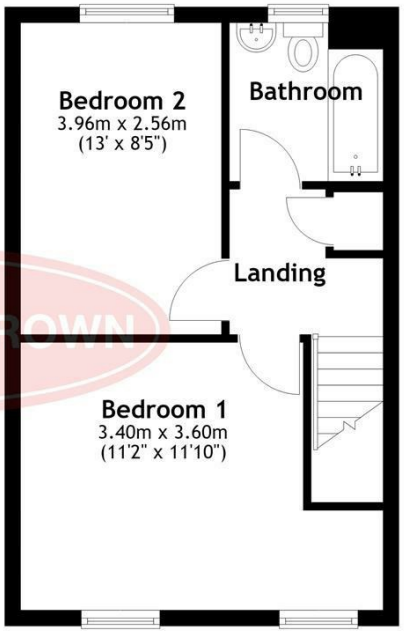
Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor

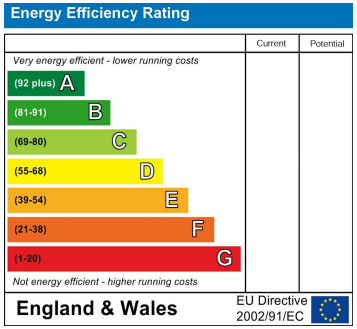
Approx. 34.4 sq. metres (370.7 sq. feet)



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Total area: approx. 72.2 sq. metres (777.2 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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